

# COMMITTEE AMENDMENT FORM

DATE: 11/29/ 06

COMMITTEE      ZONING

PAGE NUM. (S)   

ORDINANCE I. D. #06-O-0775

SECTION (S)

RESOLUTION I. D. #06-R-

PARA.

AMENDS THE LEGISLATION BY ADDING EIGHT (8)  
CONDITIONS, ONE OF WHICH IS A NEW SITE PLAN DATED  
11/02/06 AS RECEIVED BY THE BUREAU OF PLANNING.

AMENDMENT DONE BY COUNCIL STAFF 11/29/06.

**CONDITIONS FOR  
Z-06-36 for 685-691-701-697 Commercial Avenue & 2560 Donald L. Hollowell**

1. Site plan submitted by the applicant titled Zoning Site Plan – Hollowell Park submitted to the Bureau of Planning on November 2, 2006.
2. The buildings constructed along Donald L. Hollowell Parkway shall be no more than three (3) stories tall.
3. At least two (2) single-family residences shall be constructed next to the church located at the rear of the property on Woods Drive.
4. The facades of the buildings located along Donald L. Hollowell Parkway shall be primarily brick, stone, other masonry materials and glass.
5. All townhouses built on the property shall have facades constructed primarily of brick, stone, hardi-plank and cedar shingles.
6. The developer shall install a landscape buffer along the northern edge of the side property line for Lot 24, which is depicted on the Zoning Plan for Hollowell Park that was prepared by FocalPoint Engineering and which is dated September 13, 2006. Said landscape buffer shall be located between the private drive depicted on the plan and the north edge of the side property line for Lot 24.
7. The developer shall provide at least two (2) parking spaces for each multi-bedroom unit built in the mixed use portion of the development, with some of the parking under the structures and the remaining within close proximity to the mixed use buildings.
8. The developer shall record a declaration of restrictive covenants, conditions, restrictions and easements for the development and shall provide a copy of the declaration to NPU-J after it is recorded.



06-0-0775

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: CARLA SMITH



Z-06-36  
Date Filed: 3-14-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at at **685-701 Commercial Avenue, N.W. and 2560 Donald L. Hollowell Parkway N.W., (formerly known as Bankhead Highway)** be changed from the C-1 (Community Business) District and the R-4 (Single family residential) District to the PD-MU (Planned Development-Mixed Use) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 208, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



Juanita Hicks

Clerk of Superior Court

Fulton County, Georgia



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (#4 REBAR) AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DONALD LEE HOLLOWELL PARKWAY (ALSO KNOWN AS BANKHEAD HIGHWAY) (HAVING A 50-FOOT RIGHT-OF-WAY) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WOODS DRIVE (FORMERLY KNOWN AS SIMPSON STREET) (HAVING A 40-FOOT RIGHT-OF-WAY) AND RUNNING THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WOODS DRIVE SOUTH 17 DEGREES 36 MINUTES 31 SECONDS EAST A DISTANCE OF 717.17 FEET TO AN IRON PIN SET (#4 REBAR); RUNNING THENCE SOUTH 77 DEGREES 15 MINUTES 10 SECONDS WEST A DISTANCE OF 340.10 FEET TO AN IRON PIN FOUND (1/2-INCH CRIMP TOP); RUNNING THENCE SOUTH 77 DEGREES 16 MINUTES 06 SECONDS WEST A DISTANCE OF 50.00 FEET TO AN IRON PIN FOUND (1 1/2-INCH OPEN TOP); RUNNING THENCE SOUTH 76 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 64.95 FEET TO AN IRON PIN FOUND (1-INCH OPEN TOP); RUNNING THENCE SOUTH 75 DEGREES 36 MINUTES 15 SECONDS WEST A DISTANCE OF 246.10 FEET TO AN IRON PIN FOUND (#4 REBAR); RUNNING THENCE NORTH 01 DEGREES 50 MINUTES 55 SECONDS EAST A DISTANCE OF 125.08 FEET TO AN IRON PIN SET (#4 REBAR); RUNNING THENCE NORTH 87 DEGREES 13 MINUTES 02 SECONDS WEST A DISTANCE OF 134.34 FEET TO AN IRON PIN FOUND (1-INCH OPEN TOP) LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE (HAVING A 40-FOOT RIGHT-OF-WAY); RUNNING THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF

